

**PAM SPECIALTY HOSPITAL  
OF SAN ANTONIO**

PREMIER MEDICAL SPACE FOR LEASE

**5418 N LOOP 1604**

San Antonio, TX 78249

# MEDICAL OFFICE SPACE FOR LEASE

5418 N Loop 1604, San Antonio, TX 78249

**5418 N Loop 1604** is a three-story medical office building located at the IH-10/Loop 1604 corridor offering easy accessibility and convenience to major transportation routes. The building's proximity to Legent Orthopedic & Spine Hospital and surrounding hospitals makes it an ideal spot for medical practitioners and patients alike. There are numerous amenities within the building catering to a welcoming patient experience.

## Medical Office Availability:

- Second Floor - 10,838 SF
- Second-generation facility with existing infrastructure, ready for customization
- Former cath lab space, offering specialized features

## Amenities:

- Well-appointed covered patient drop-off area for enhanced convenience
- Equipped with gurney elevators
- Class A finishes throughout
- Modern construction completed in 2017
- Parking Ratio: 3.9/1,000

## Location:

- Prime location at the intersection of Vance Jackson and Loop 1604
- Conveniently situated near the interchange of Loop 1604 and I-10
- Close proximity to a variety of retail establishments and restaurants
- Adjacent to Legent Orthopedic & Spine Hospital



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## Second Floor - 10,838 SF



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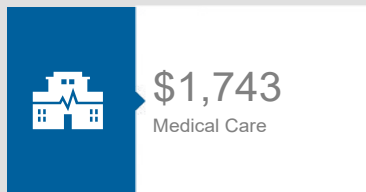
## Health Care & Insurance

5418 N Loop 1604 W, San Antonio, Texas, 78249  
Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Health Care Expenditure



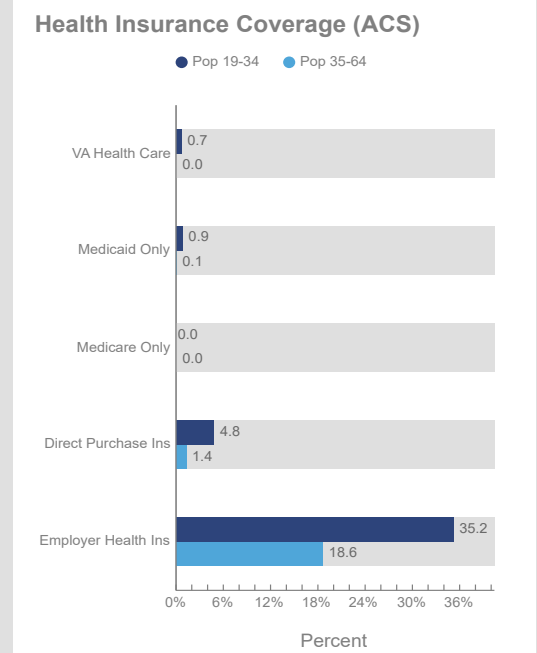
**90**  
Medicare Only

**34**  
Direct-Purch & Medicare

**39**  
Employer & Medicare

**32**  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$940.4
Medicare Payments	\$692.1
Physician Services	\$200.5
Dental Services	\$329.6
Eyecare Services	\$63.7
Lab Tests/X-rays	\$56.0
Hospital Room & Hospital Service	\$187.8
Convalescent/Nursing Home Care	\$28.0



### Population



**4,891**

Civilian Noninstitutionalized Population (ACS)

### Exercise (Percent of Adults)



**51.8%**

Exercise at home 2+ times per week



**17.1%**

Exercise at club 2+ times per week

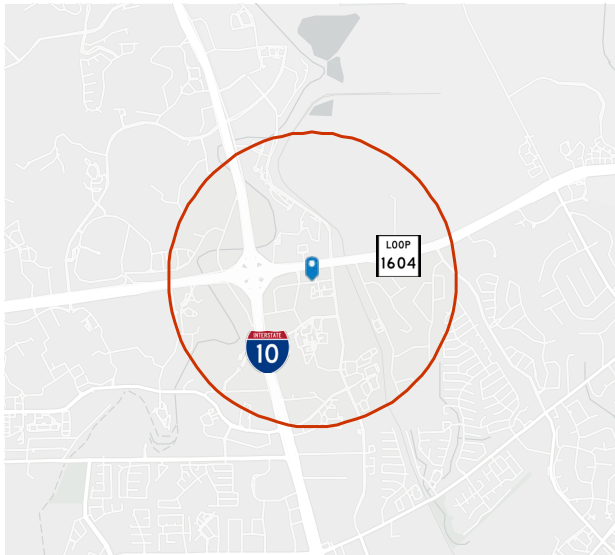


Source: This infographic contains data provided by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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## POPULATION TRENDS AND KEY INDICATORS

5418 N Loop 1604 W, San Antonio, Texas, 78249  
Ring of 1 mile

<b>5,299</b>	<b>2,993</b>	<b>1.65</b>	<b>29.5</b>	<b>\$61,917</b>	<b>\$288,408</b>	<b>54</b>	<b>74</b>	<b>83</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability Index	Diversity Index

### MORTGAGE INDICATORS



**\$7,644**

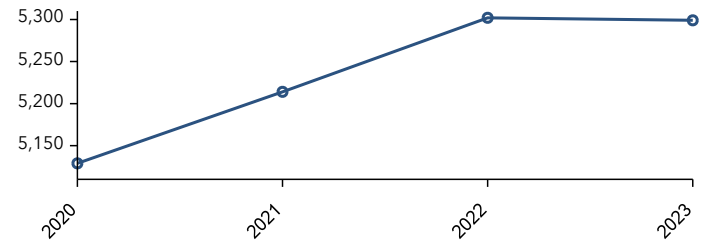
Avg Spent on Mortgage & Basics



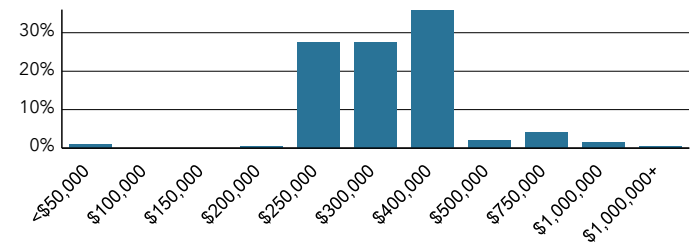
**28.0%**

Percent of Income for Mortgage

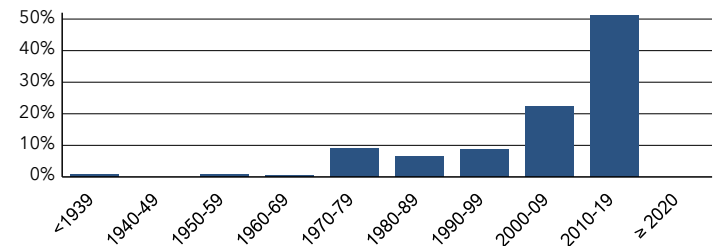
### Historical Trends: Population



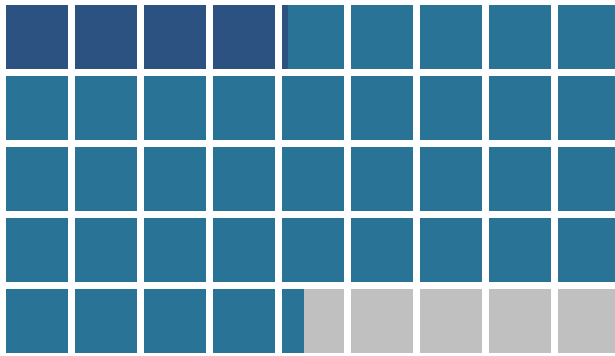
### Home Value



### Housing: Year Built



### POPULATION BY AGE



■ Under 18 (9.1%) ■ Ages 18 to 64 (80.6%)  
■ Aged 65+ (10.3%)

### POPULATION BY GENERATION



**2.7%**

Greatest Gen:

Born 1945/Earlier



**12.4%**

Baby Boomer:

Born 1946 to 1964



**11.4%**

Generation X:

Born 1965 to 1980



**37.0%**

Millennial:

Born 1981 to 1998



**32.7%**

Generation Z:

Born 1999 to 2016



**3.8%**

Alpha: Born

2017 to Present



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

5418

5418

NEY CARE

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